



Offers Over

**£450,000**

## 114 Redford Loan

Colinton | Edinburgh | EH13 0AT

An excellent opportunity has arisen to purchase this generously proportioned semi-detached house, set within a highly regarded and established residential area of Colinton. The property benefits from private gardens to both the front and rear, a long driveway and garage, and is well placed for access to local amenities, schooling and convenient commuting links into Edinburgh city centre and beyond.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



## Description

The accommodation is entered via a welcoming hallway, which offers useful under stair storage and provides access to the main living areas and staircase to the upper floor. To the rear of the property is a bright and spacious reception room, featuring a large window overlooking the rear garden, a gas fireplace and carpeted flooring. This space flows naturally into a defined dining area, also enjoying a rear-facing outlook, making it ideal for both everyday living and entertaining. The fitted kitchen is well laid out and comprises a range of wall and base units with tiling to splash areas. Integrated appliances include an oven, hob and dishwasher, and a side door provides direct access to the garden and driveway. Also on the ground floor is a generous double bedroom positioned to the front of the property, which benefits from built-in wardrobes and ample floor space. The bathroom is fitted with a three-piece suite, incorporating vanity storage and a shower over the bath. On the upper floor there are two further well-proportioned double bedrooms, both featuring built-in storage and carpeted flooring, offering flexible accommodation suitable for family living, guests or home working.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens, Garage & Driveway

Externally, the property enjoys a private front garden alongside a long driveway leading to a brick-built garage. To the rear, the enclosed garden is laid mainly to lawn and is complemented by established plants, flowers and a decorative pond, providing an attractive outdoor space.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

114 Redford Loan forms part of the highly regarded residential district of Colinton, conveniently positioned for access to the City of Edinburgh Bypass linking the main Scottish motorway network system and Edinburgh International Airport. Excellent public transport provides frequent access to the City Centre and surrounding districts making this an ideal location for the commuter. Many local amenities can be found in Colinton Village with further shopping available at the nearby Gyle shopping centre and Hermiston Gait. The area is well placed for the outdoor enthusiast and the property is within close proximity to the spectacular Pentland Hills Regional Park and Bonaly Country Park. The tranquillity of the Water of Leith and nearby Colinton Dell are also on hand offering a mixture of mature woodland where delightful walks and cycles can be enjoyed. Schooling is well-catered for from nursery to secondary level in both the public and private sectors, and the Edinburgh Napier University campuses are a short drive away.

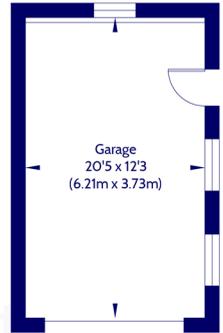
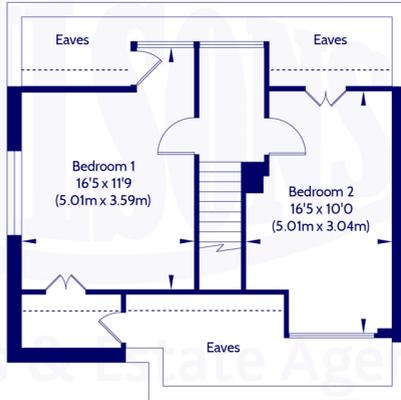


Approx. Gross Internal Floor Area 98 Sq M / 1053 SqFt.

## Ground Floor



## 1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
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